



**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

December 16th, 2015

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

**Planning
Board
Approval:**

C. Hays
1-6-16

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 PM by Planning Board Chair, Mark Curtis.

Roll Call: Rick Williams, Mark Curtis, Jim Cole, Sean Collyge, Starr Leyva, Ron Homeyer, and Ashley Tucker were present.

Staff present: John Sudduth – Administrator of General Services, Glenn Tracy – Building Official, Taylor Reamer – Planning Manager, and Caitlynn Hays – County Planner were present.

Public Present: There were three members of the public present.

Disposition of Minutes: 12-2-2015.

Mr. Tucker moved to approve the December 2nd, 2015 Planning Board Meeting Minutes.
The motion was seconded by Mr. Cole. The motion carried 7-0.

General Public Comment: None

Old Business: None

Public Hearing adjourned at 6:02 pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:02 pm

Old Business: None

New Business:

- I. **Centerpoint Contractors Site Plan Review, #15-193, 10314 E. Hwy. 72, Bentonville**
Represented by Geoff Bates – Bates & Associates, Chris McDaniel – Part Owner

Mr. Curtis asked Staff for the report of Centerpoint Contractors SPR, #15-193.
Staff gave a presentation on Centerpoint Contractors SPR, #15-193, outlining information in the TAC Report.

Applicant Comment:

Mr. Bates stated there will be cut off lighting on the building and that there is a dumpster on their adjacent property that will be used for solid waste.

Mr. McDaniel stated he would provide the service conformation letter from Carroll Electric.

Mr. Bates asked if the outdoor lighting on the building needed to be shown on the site plan. Staff stated the lighting location on the building was required to be shown on the site plan as well as a lighting note that all lights are to be full cut off.

Board Comment:

Mrs. Leyva stated that the parking statement on the cover page of the site plan did not match the actual number of spaces required. She also stated there is a two year plant warranty on the site plan and that there is not a two year time frame for planting upkeep.

Mrs. Leyva asked if this project will require the hiring more employees.

Mr. McDaniel stated that Centerpoint office would be moved to the new building.

Mrs. Leyva asked what the current office would change to.

Mr. McDaniel stated the existing office could possibly be rented out.

Mrs. Leyva asked if there would be customers coming to the office.

Mr. McDaniel stated there are minimal customers that visit the existing office.

Mrs. Leyva clarified that the proposed building would be for office and customers.

Mr. McDaniel stated there would be an occasional customer for meetings. He stated that there is currently not enough space for customers in the existing office and the proposed building would have a conference room.

Mr. Tucker stated that the proposed septic system is two feet above the finished floor elevation of the proposed building. He asked if it would be pumped uphill.

Mr. McDaniel stated it was a mistake and would need to be relocated north west of the concrete parking area.

Mr. Tucker suggested possibly flipping the building to accommodate the septic system.

Mr. Bates stated it [the septic system detail] was most likely placed on the site plan before the property was surveyed.

Mrs. Leyva asked if a septic designer had gone out to the property.

Mr. McDaniel said they had not had a septic designer out to the site.

Mr. Tucker stated the landscaping east of the entrance drive may cause a visibility to traffic entering the site.

Mr. McDaniel stated he would like to have the landscaping moved back[west].

Mr. Tucker suggested moving it back ten feet.

Mrs. Leyva asked about the residence to the south of the site.

Staff confirmed it was a single family residence.

Mrs. Leyva asked if there was screening on that side of the property.

Staff stated there was an existing row of trees on the property line.

Mrs. Leyva asked if the trees were adequate screening from the neighboring property.

Mr. McDaniel stated the neighbor operates his sandblasting business out of his shop located on the property. He stated if it is adamant to add more, they could relocate the three proposed trees from the entrance island and stagger them on the property line.

Other Business: None

STAFF UPDATES:

- I. Administrative Approvals
 - A. Shrader Minor Subdivision, #15-189

B. Green Minor Subdivision, #15-191

DISCUSSION ITEMS:

I. Trulove Construction

Staff updated the Board with a drafted summary of the stipulations from the JP appeal hearing held on December 10th. The project appeal was approved by the JP Appeal Panel. The applicants have 30 days to implement the screening and buffering and submit all Stormwater Permit (SWP) application requirements, , and 90 days to meet all remaining stipulations.

The Board led a general discussion about the appeal decision.

Mr. Sudduth stated the attorney for the neighbors of Trulove had contacted the County attorney stating there will be an appeal for JP decision.

Meeting Adjourned at 6:45 pm.

Benton County Planning Board

Sign-in Sheet

Date: 12-16-15

[illegible]